

SMITHFIELD TOWNSHIP, MONROE COUNTY, PA  
1155 Red Fox Road, East Stroudsburg, PA 18301

**RECOMMENDATION FOR GRANT OF SALDO WAIVER REQUESTS**

Plan Name: DE&S Properties t/a Classic Quality Homes  
Franklin Hill Manor-Preliminary/Final Land Development Plan  
Date of Recommendation: April 11, 2024

Pursuant to the PA Municipalities Planning Code, 53 P.S. Section 10503(8) and the Smithfield Township Code of Ordinances, Subdivision and Land Development Ordinance (SALDO), Section 22-1601, the Smithfield Township Planning Commission recommends the following waiver(s) or modification(s) of the SALDO because literal enforcement of the SALDO will exact undue hardship because of peculiar conditions pertaining to the land in question. Further, conditions for such waiver(s) or modifications(s) may be imposed which will be in the public interest and will secure substantially the objectives of standards or requirements so modified or waived.

The Waiver requests (with any conditions) which are recommended as follows:

- SALDO Section 22-601 requires filing a preliminary and final plan. The Planning Commission recommended (on a vote of 6-0) this waiver as there will be no difference between the two (2) plans and the filing of two plans will not provide the Township with any additional information needed to adequately review the plan.
- SALDO Section 22-603.1.G.14 and 1101 require a landscaping plan. The Commission recommended (on a vote of 6-0) these waivers as street trees and buffers are shown on the plan and tree protection notes and details are shown on the plan.
- SALDO Section 22-603.G.15 requires a lighting plan. The Commission recommended (on a vote of 6-0) this waiver as there are no streetlights on any of the streets in the area of the project.
- SALDO Section 22-1015.1 requires sidewalks. The Commission recommended (on a vote of 5-1) this waiver as this is a rural area and there are no sidewalks along any of the surrounding properties.
- SALDO Sections 22-1023.5 and 22-1301.5.B require easements around storm water facilities. The Commission recommended (on a vote of 6-0) this waiver as a blanket storm water facilities easement is proposed.
- SALDO Section 22-1101.1.F(2)(e)(1) requires various shade trees and shrubs. A modification was recommended by the Commission (on a vote of 6-0) reducing the number of trees and shrubs as there are existing woodlands on the property and as more fully described in the Township Engineer Review Letter (Review No.9) dated December 12, 2025, Number 5 on pp. 2-3.

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-Storm Water Section 26-233.2.B(21) requires a twenty (20) foot easement around a stormwater management facility. The Commission recommended (on a vote of 6-0) this waiver as a blanket storm water facilities easement is proposed.

-Stormwater Section 26-255.A.4 requires certain calculation (NRCS Curve Number Equation) for the infiltration berm design. The Commission recommended (on a vote of 6-0) this waiver as the calculation could not be used due to the size of the facilities and the Township Engineer had no objections to the waiver.

See also the attached as Exhibit "A" and hereby made apart hereof correspondence from Tighe M. Meckes, P.E. last revised March 28, 2024 which outlines the SALDO Waiver Requests and the reasons for such requests.

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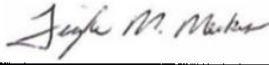
**OFFICIAL ACTION ON WAIVER REQUESTS**

[X] Granted by Township Board of Supervisors at meeting of: March 25, 2025  
[ ] Denied by Township Board of Supervisors at meeting of: \_\_\_\_\_  
[ ] Granted in part and denied in part by Township Board of Supervisors at meeting  
of: \_\_\_\_\_ as follows: \_\_\_\_\_

\_\_\_\_\_  
[X] Conditions, if any: as per the aforesaid Township Engineer Review Letter  
(Review No. 9) dated December 12, 2024.

Waiver Recommendations (with conditions if any) acknowledged and accepted by:

Date: April 3, 2025

  
\_\_\_\_\_  
Applicant/Landowner/Developer or  
Authorized Agent

# **EXHIBIT “A”**



Civil Engineers & Surveyors

P.O. Box 639, 863 Interchange Road, Suite 101, Kresgeville, PA 18333  
(610) 681-5233 | Fax: (610) 681-5248

*second revision*

Revised 3/28/24

Revised 1/16/24

Revised 11/14/22

Revised 9/28/22

Revised 7/15/22

4/29/22

Please see the following requests for waivers from the Smithfield Township Ordinances:

1. **22-601** Request for waiver from providing a preliminary and final plan separately as we do not anticipate any significant changes between the two.
2. **22-603-1.G.14 and 22-1101** Request for waiver from providing a landscaping plan due to the nature of the project. Street trees and buffers area shown on the subdivision plan and tree protection notes and details are shown in the erosion control plans and details.
3. **22-603.G.15** Request for waiver from submitting a lighting plan as this is a rural area and there is no street lighting on any streets in the area.
4. **22-1015.1** Request for waiver from providing sidewalks as this is a rural area and there are no sidewalks along any surrounding properties.
5. **22-1023.5 and 22-1301.5.B** Request for waiver from providing and monumenting easements around the stormwater facilities as a blanket easement is being proposed as listed on the cover sheet.
6. **22-1101.1.F.(2)(e)(1)** Request for ~~modification~~ of the requirement for one shade tree and three shrubs for every 30 linear feet of proposed stormwater management berm. We would like to provide one shade tree and three shrubs for every 30 linear feet of berm that will not be screened by woods to remain. 120' for lot 1, 90' for lot 2, and 0' for lot 3..
7. **26-233.2.B.(19)** Request for waiver from providing a 20 foot access easement around the proposed infiltration berms as a blanket easement is proposed as noted on the cover sheet.
8. **26-225-A.(4)** Request for waiver from using the NRCS Curve number equation due to the scale of the facilities.

Sincerely,

Tighe M. Meckes, PE